



**CITY OF LOS ALTOS
CITY COUNCIL MEETING
November 24, 2015**

DISCUSSION ITEMS
Agenda Item # 7

SUBJECT: Receive an update on the Grant Park Community Center Improvement Project, Project CF-01008, and direct staff accordingly

BACKGROUND

The Grant Park Community Center was part of a school site that was acquired by the City and repurposed for community use. The school was originally constructed in 1953. The Center has two buildings, including the multipurpose room building and the former classroom building.

As part of the Fiscal Year 2015/16 Capital Improvement Program, \$400,000 was allocated for the Grant Park Community Center Improvement Project. Combined with a prior appropriation of \$75,000, a total of \$475,000 is available for the project. The project has two major components: roof replacement of the building with meeting rooms; and interior/exterior improvements for both buildings.

Of the \$475,000 total budget, \$175,000 is allocated for roof replacement. This portion of the project is near completion.

EXISTING POLICY

Capital Improvement Program Project CF-01008

PREVIOUS COUNCIL CONSIDERATION

May 28, 2015 and June 23, 2015

DISCUSSION

Currently, the Grant Park facilities are used for various City programs and classes. Activities that take place at these facilities serve all ages, youth to seniors and include:

City sponsored uses

- Community meetings
- Dance classes and performances
- Exercise programs
- Martial arts programs
- Senior programs
- Summer camps

Community uses

- Boy Scout meetings and events
- Private rentals

The building improvements are intended to provide Americans with Disabilities Act (ADA) accessibility, enhanced functionality, and improved aesthetics for an overall better user experience in

these facilities. Based upon a facility assessment, the specific improvements being considered include:

1. ADA improvements for classrooms and multipurpose room
 - The City's ADA Transition Plan identified a list of improvements needed for ADA compliance.
 - Priority 1 improvements for the classrooms and the multipurpose room are recommended to be included in this project. Priority 1 improvements include addressing door opening/closing operations to meet 5 lb. requirement and ensuring strike edge clearance; stair/handrail improvements in the multipurpose room; and installation or modification of signage.
 - Estimated cost for Priority 1 ADA improvements is approximately \$50,000.
2. Replacing flooring in multipurpose room
 - The existing floor in the multipurpose room is sheet vinyl over concrete slab. It is dated and does not meet the needs of various uses of the facility. One of the primary uses of the multipurpose room is dance and exercise classes. The existing sheet vinyl over concrete floor does not provide any shock absorption which is particularly hard on older users.
 - New flooring type will be selected to increase shock absorption value of the floor.
 - Estimated cost ranges from \$75,000 to \$150,000 depending on the type of flooring selected.
3. Restroom improvements
 - The dividing panels are rusty and the toilet seats are in poor conditions. Additionally, the ADA Transition Plan identified a list of restroom improvements to meet current ADA requirements.
 - Improvements include removal and replacement of dividing panels, toilet seats, sinks/counter tops in both the men's and women's restrooms and other miscellaneous improvements as identified in the ADA Transition Plan.
 - Estimated cost is approximately \$25,000.
4. Kitchen improvements
 - The existing kitchen does not have a ventilation system which does not meet current Building and Fire Codes requirements.
 - Improvements include removal and replacement of cabinets, counters; removal of the existing stove; and installation of new commercial grade appliances for a catering kitchen such as refrigerator and microwave. Additionally, acoustic sound dampening will be explored to provide a better overall environment for the meeting area next to the kitchen.
 - Estimated cost is approximately \$50,000.
5. Exterior/interior painting

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- The existing exterior paint is peeling. New paint is necessary to protect the building from water damages. New interior paint is necessary after removal of wall attachments in the classrooms. In addition, new interior paint can significantly improve the overall aesthetics of the facilities.
- Painting exterior and interior of both the classroom building and multipurpose room building is recommended. Colors will be determined in consultation with an interior design professional.
- Estimated costs for exterior and interior painting are \$50,000 and \$25,000, respectively.

6. Other miscellaneous interior improvements

- The existing window covering for both buildings are in poor conditions. The former classrooms have wall attachments, sinks and storage cabinets that are incompatible with current uses of the facility.
- Proposed improvements include replacement of window treatments in both buildings; removal of wall attachments (chalk boards, etc.), sinks and storage cabinets in the classrooms; installation of a new standard height sink in one of the rooms; removal of a freestanding wall in one of the rooms, and flooring improvements if necessary.
- Due to the age of the building and the need to remove certain fixed items, an evaluation for hazardous material such as asbestos and lead-based paint will likely be necessary.
- Estimated cost is approximately \$75,000.

The proposed interior improvements were presented to the Parks and Recreation Commission at its September 9, 2015 meeting. The public and Commissioners provided the following feedback:

1. Prioritize ADA improvements
2. Paint only as needed
3. Consider movable walls in the planned improvements
4. Consider air conditioning and photovoltaic (PV) panels
5. Additional parking is needed
6. Long-term goal would be to rebuild the facility

It should be noted that Items 3 to 6 of the recommendations from the public and the Commissioners are not included in the current project. In evaluating the facilities for the improvements, staff took into consideration the benefits on current and future usage and limited budget availability. Staff feels that improvement items 1 and 3 (ADA and restroom improvements) are important to the safety and accessibility of the facility. Item 2, the floor replacement, is expected to improve the usability of the multi-purpose room as well as increasing the interest in private rentals. In conjunction with the multi-purpose room floor replacement, interior painting is expected to add to the aesthetic and improve the City's ability to utilize and provide rental space at the Grant Park Community Center.

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Once the interior design consultant is selected, the cost estimates and scope of the project will be further defined. It is anticipated the improvements will take place in early 2016.

PUBLIC CONTACT

June 24, 2015 – Grant Senior Program Speaker Session; and September 9, 2015 – Parks and Recreation Commission Meeting

FISCAL/RESOURCE IMPACT

The project appropriation is \$475,000.

ENVIRONMENTAL REVIEW

Categorically Exempt pursuant to CEQA Section 15301 (c)

RECOMMENDATION

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ALTERNATIVES

1. Modify project scope; project budget may need to be adjusted depending on the modifications.
2. Do not proceed with this portion of the project.

Prepared by: Kishor Prasad, Maintenance Services Manager

Reviewed by: Susanna Chan, Public Works Director

Approved by: Marcia Somers, City Manager

ATTACHMENT: None

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